071.0	0001	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,500 / 971,500
					USE VALUE:	971,500 / 971,500
					ASSESSED:	971,500 / 971,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
297		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLOUGHLIN PETER P ETAL/ TRS	
Owner 2:	PETER P MCLOUGHLIN TRUST- 2020	
Owner 3:	MARY E KRESS TRUST- 2020	
Street 1:	297 MYSTIC ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MCLOUGHLIN PETER P -
Owner 2:	KRESS MARY E -
Street 1:	297 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 3064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7459.000	520,000	900	450,600	971,500
Total Card	0.171	520,000	900	450,600	971,500
Total Parcel	0.171	520,000	900	450,600	971,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.12 | /Parcel: 317.12

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45169
GIS Ref	
GIS Ref	
Insp Date	02/21/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	520,000	900	7,459.	450,600	971,500		Year end	12/23/2021
2021	101	FV	501,300	900	7,459.	450,600	952,800		Year End Roll	12/10/2020
2020	101	FV	501,200	900	7,459.	450,600	952,700	952,700	Year End Roll	12/18/2019
2019	101	FV	398,600	900	7,459.	450,600	850,100	850,100	Year End Roll	1/3/2019
2018	101	FV	398,600	900	7,459.	386,300	785,800	785,800	Year End Roll	12/20/2017
2017	101	FV	398,600	900	7,459.	360,500	760,000	760,000	Year End Roll	1/3/2017
2016	101	FV	398,600	900	7,459.	309,000	708,500	708,500	Year End	1/4/2016
2015	101	FV	366,700	900	7,459.	276,800	644,400	644,400	Year End Roll	12/11/2014

!6034!

PRINT

Date	Time
12/30/21	03:11:54

LAST REV

Date	Time
02/10/21	14:21:04
mmcmakin	

USER DEFINED

Prior Id # 1:	45169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6034

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLOUGHLIN PETE	1568-10		1/11/2021	Convenience	100	No	No		
KALRA MANNUDEEP	1410-36		1/5/2012	Change>Sale	630,500	No	No		
CALLAHAN LAURIE	1333-118		2/23/2007	Partial Ints	580,000	No	No		
COLBY WILLIAM A	1320-137		8/1/2006		700,000	No	No		
CROWLEY WALTER/	1114-15		7/29/1993		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2012	610	Redo Bas	52,475					
1/18/2012	67	Alterati	32,338					TO KIT/HBATH/MBATH
6/29/2006	539	Foundati	10,000			G8	GR FY08	FOR EXISTG HOUSE
6/7/2006	499	Demo gar	4,000	C		G8	GR FY08	& BREEZEWAY

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	Info Fm Prmt	BR	B Rossignol
4/5/2012	MLS	EMK	Ellen K
2/21/2009	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
3/6/2008	Fieldrev-Chg	BR	B Rossignol
6/21/2007	MLS	HC	Helen Chinal
11/18/2006	MLS	HC	Helen Chinal
11/2/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7459		Sq. Ft.	Site		0	70.	0.86	4									450,640				G9		450,600	

Total AC/HA:	0.17124	Total SF/SM:	7459	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	450,640	Spl Credit		Total:	450,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Poor
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.14563370
Const Adj.:	1.03762114
Adj $ / SQ:	130.761
Other Features:	92874
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545057
Depreciation:	25073
Depreciated Total:	519985

COMMENTS

EXISTG HOUSE RELOCATED TO NEW FOUNDATION.. OF=SHOWER & 2ND SINK IN FBATH. SCUTTLE. FP=NONFUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

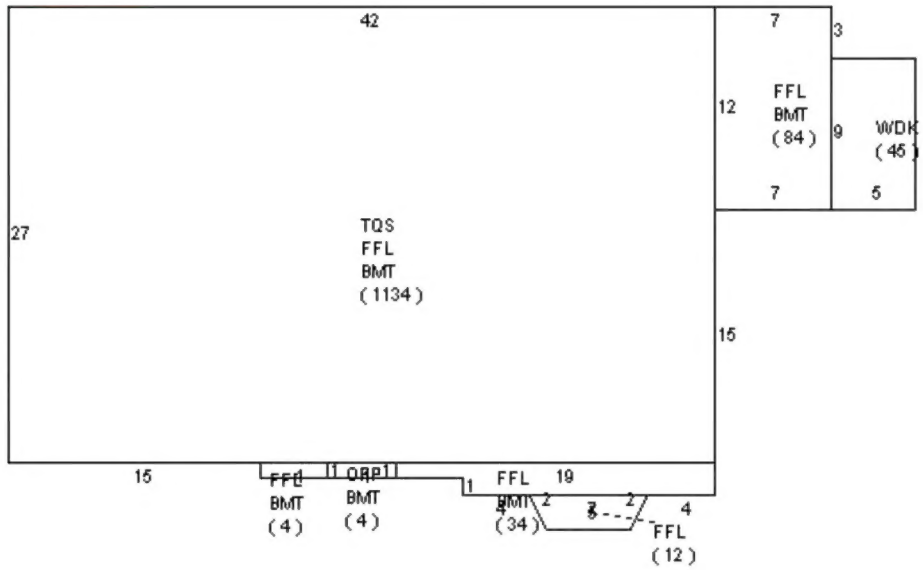
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.22
Special Features:	0	Val/Su Net:	151.69
Final Total:	520000	Val/Su SzAd	245.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,268	130.760	165,805
BMT	Basement	1,260	63.210	79,640
TQS	3/4 Story	851	130.760	111,212
WDK	Deck	45	16.600	747
OFP	Open Porch	4	45.660	183

Net Sketched Area:	3,428			Total:	357,587
Size Ad	2118.5	Gross Area	3711	FinArea	3064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	280	A	AV	2005	3.59	T	11.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900